



TRANSWESTERN

REAL ESTATE
SERVICES

Street Fleet
COURIER AND LOGISTICS

2978

SAINT PAUL INDUSTRIAL PROPERTIES #22

2978 CLEVELAND AVE N | ROSEVILLE, MN 55113

PROPERTY SPECIFICATIONS



Building Size: 48,000 SF

Availability: 7,620 SF Office
31,205 SF Warehouse
38,825 SF Total

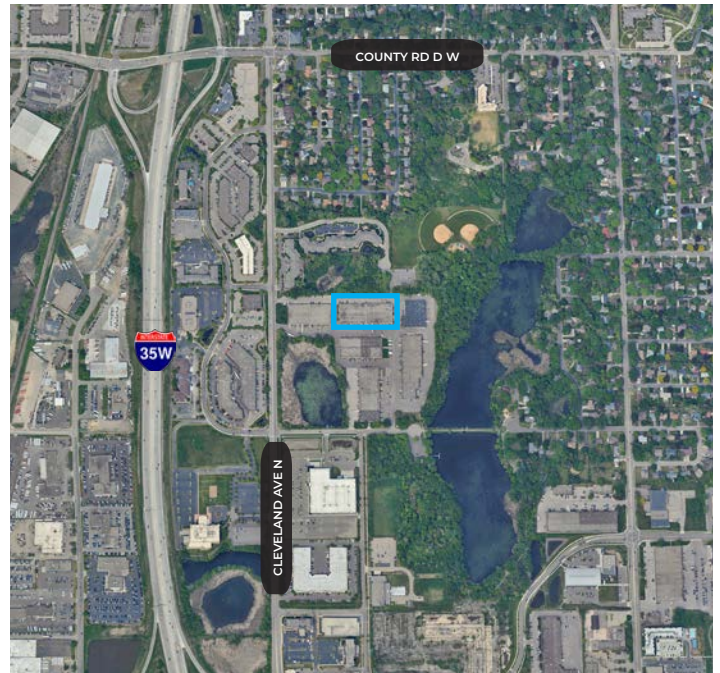
Loading: 6 Docks | 3 Drive-Ins (1 Drive-Thru)

Clear Height: 14'

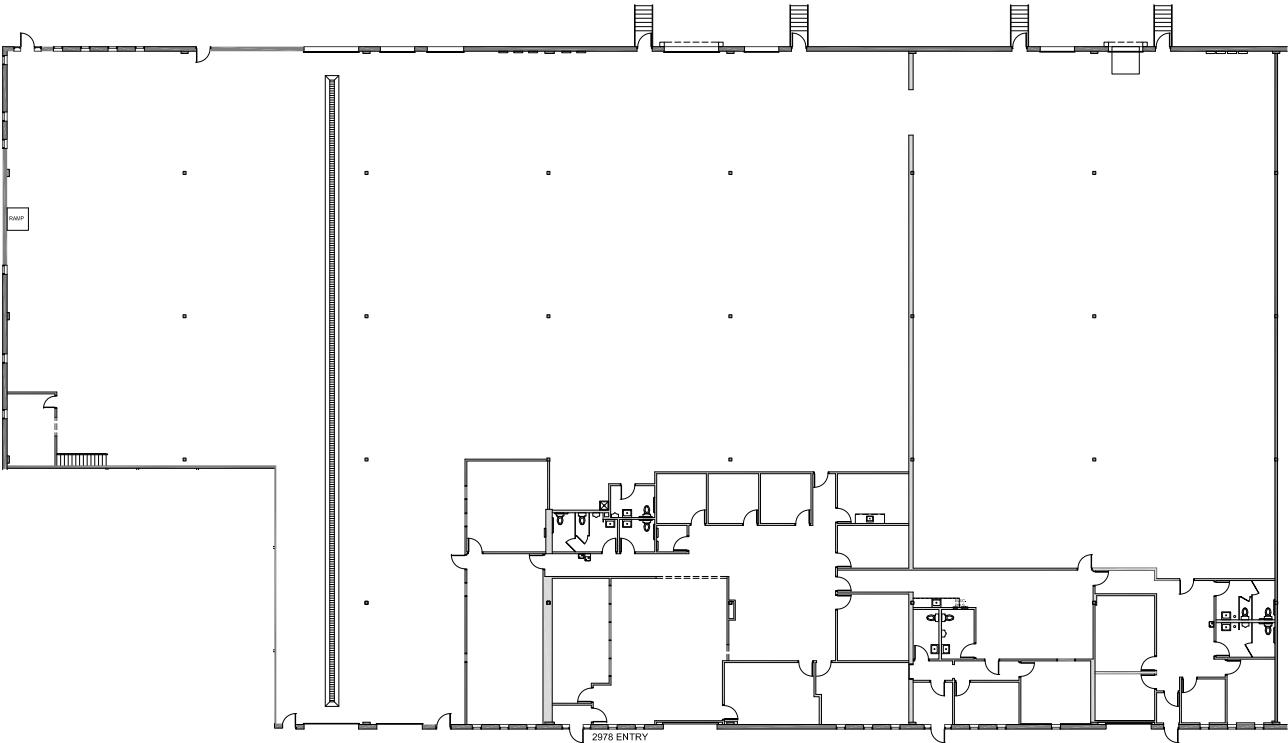
Lease Rates: \$14.00 PSF Office
\$7.00 PSF Warehouse

Taxes: \$2.50 PSF (2025)

Operating Expenses: \$1.36 PSF (2025)



FLOOR PLAN



SQUARE FEET

Office:	7,620 SF
Warehouse:	31,205 SF
Total:	38,825 SF





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THINKING BEYOND THE OBVIOUS

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